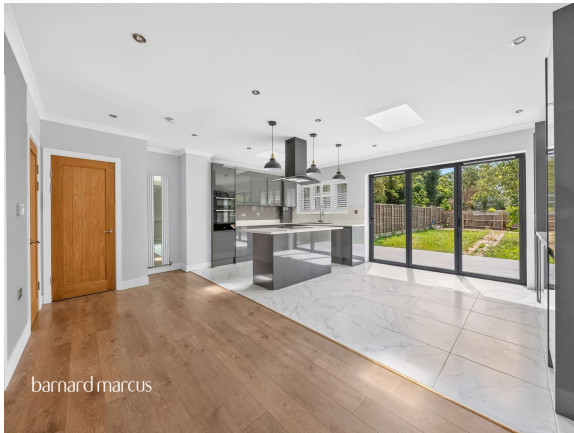


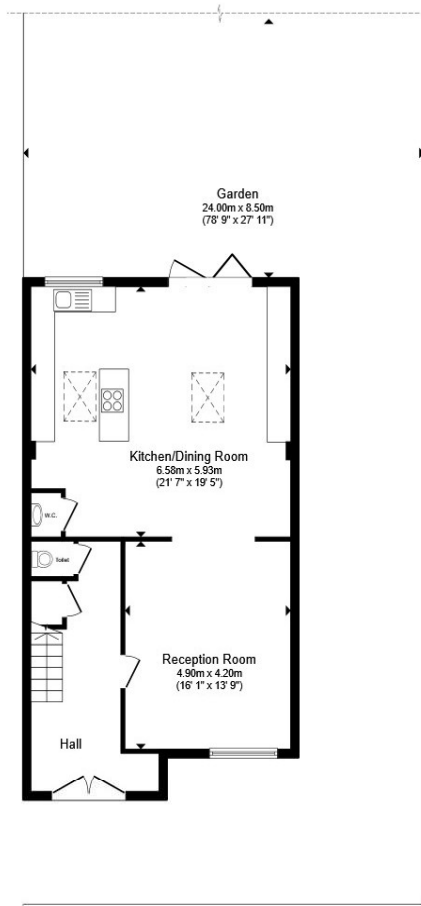


The Glade, Croydon CR0 7QN

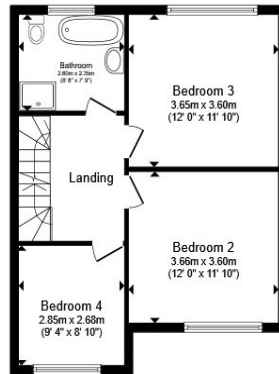
welcome to
The Glade, Croydon

GUIDE PRICE £800,000-£850,000. A bespoke pair of 2 x 4 bedroom new build family homes finished to a very high standard and move in ready.
****Some images are CGI generated****

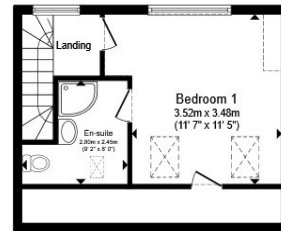




Ground Floor



First Floor



Second Floor



Total floor area 152.9 m² (1,646 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Nestled within the sought after The Glade, Shirley, this exceptional new build 4 bedroom semi detached family home is accessed via a private gated driveway. Finished to an outstanding specification throughout, the property has been thoughtfully designed with modern family living in mind.

A bright entrance hall leads through to a front living room, while the heart of the home is the stunning open plan kitchen/dining space. Featuring sleek handleless units, solid stone worktops, integrated appliances including a double oven, a breakfast bar and impressive bi-fold doors opening onto the garden, it is the perfect space for entertaining and everyday family life. A convenient downstairs WC and a separate utility cupboard with handwashing sink complete the ground floor.

Outside, the substantial rear garden is a rare find for a new build home, boasting a large decking area and extensive lawn with ample space for a garden studio or home office, subject to any necessary consents.

The first floor offers 2 generous double bedrooms, a further smaller double bedroom, and a stylish family bathroom featuring a roll top bath and separate walk in shower. Occupying the top floor is the principal bedroom suite, complete with a luxurious en-suite featuring a jacuzzi shower.

Ideally located for excellent schools, parks and transport links, this superb family home also benefits from an impressive EPC rating of B, helping to keep energy costs low.

welcome to

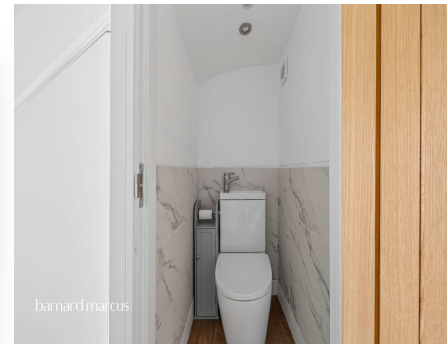
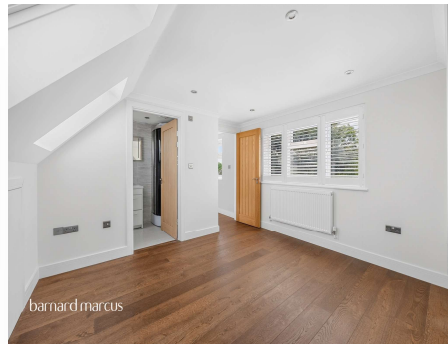
The Glade, Croydon

- NEW HOME
- 4 Bedrooms
- Gated Driveway
- Open Plan Kitchen/Diner & Bifold Doors
- High End Finishes Throughout
- Large Garden
- Great Location for Schools & Transport
- ****Some images are CGI generated****

Tenure: Freehold EPC Rating: B

Council Tax Band: F

£800,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113641](https://www.barnardmarcus.co.uk/Property/CRY113641)



Property Ref:
CRY113641 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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